

**Town of Groton  
Board of Assessment Appeals  
Special Meeting  
October 1, 2012 Grand List  
March 28, 2013 Session Minutes**

The Board of Assessment Appeals met on Wednesday March 13, 2013 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte and James Mitchell. The meeting was called to order at 1:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2012 Grand Lists and the October 1, 2011 Supplemental Motor Vehicle Grand List.

The board deliberated on appeals for:

HBI

LBI Inc.

Exit 88 Hotel LLC

Shri Jalaram LLC

Avery Heights LTD Partnership

Property Owner: Nautilus Development Inc.

Property Location: 189 Thames Street; PIN 168918217619

Board Decision March 28, 2013: The board recognizes that the subject is a 2 family dwelling, with 3 bathrooms and 2 kitchens as compared to the assessors records with 4 units, 4 kitchens, 4 bathrooms and 6 fixtures. Stevens made a motion to reduce the number of bathrooms to 3 and no fixtures, seconded by Mitchell, the motion passed with a unanimous vote.

R2012 Acct#307987                      Orig. Assmt: \$158,970                      Adj. Assmt: \$154,910

Mailed date: April 1, 2013

Property Owner: Nautilus Development Inc.

Property Location: 185 Thames Street; PIN 168918217713

Board Decision March 28, 2013: The board noted the location and utility of the dwelling. The appellant noted exterior renovations were required. Stevens made a motion for no change, was seconded by Mitchell, motion passed with a unanimous vote.

R2012 Acct#307992                      Orig. Assmt: \$149,660

Mailed date: April 1, 2013

Property Owner: Thames Funding Inc.

Property Location: 193 Thames Street; PIN 168918217508

Board Decision March 28, 2013: The property has 9/10<sup>th</sup> of an acre of highly desirable waterfront property which should enhance its business as an inn and marina. It has 19 rentable units and while he has done some work on the building it is still rated as a grade C and has a good reputation in its class based on the appellant's reference to TripAdvisor and therefore the Town's value is accurate. Stevens made a motion for no change, seconded by Mitchell, the motion passed with a unanimous vote.

R2012 Acct# 311050                      Orig. Assmt: \$833,350

Mailed date: April 1, 2013

Property Owner: Nautilus Funding Inc.  
 Property Location: 208 Thames Street; PIN 168918219501  
 Board Decision March 28, 2013: The property resides on a desirable corner lot and has a history as a restaurant and while it is unfortunate that the building has been left to deteriorate for an extended period the location and basic structure would be desirable to a potential buyer willing to make an investment therefore the Town's value is accurate. Stevens made a motion for no change, was seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct#307994 Orig. Assmt: \$142,240  
 Mailed date: April 1, 2013

Property Owner: John Syragakis  
 Property Location: 184 Thames Street; PIN 168918218766  
 Board Decision March 28, 2013: Duarte made a motion for no change, seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct#310928 Orig. Assmt: \$95,830  
 Mailed date: April 1, 2013

Property Owner: Lisa Mase-Syragakis; Agent John Syragakis  
 Property Location: 137 Thames Street; PIN 168918227260  
 Board Decision March 28, 2013: The board notes the historic home sits on a relatively large lot for the area and given its location and historic value would have appeal to a potential buyer and feels the Town's value is appropriate. Duarte made a motion for no change, seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct#307101 Orig. Assmt: \$205,870  
 Mailed date: April 1, 2013

Property Owner: 213 Thames Inc.  
 Property Location: 119 Thames Street; PIN 168918227337  
 Board Decision March 28, 2013: The board notes that the subject is a fully occupied 4 family dwelling on a waterfront lot and feels that the property is appropriately valued. Mitchell made a motion for no change, was seconded by Duarte, the motion passed with a unanimous vote.  
 R2012 Acct#300021 Orig. Assmt: \$197,190  
 Mailed date: April 1, 2013

Property Owner: 213 Thames Inc.  
 Property Location: 101 Thames Street; PIN 168914227527  
 Board Decision March 28, 2013: The board notes that it is a 6 family dwelling on a waterfront lot excepting riparian rights. As a rental property the lack of riparian rights does not affect value. Duarte made a motion for no change, seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct# 300018 Orig. Assmt: \$198,800  
 Mailed date: April 1, 2013

Property Owner: 213 Thames St. Inc.  
 Property Location: 202 Thames Street; PIN 168918219525  
 Board Decision March 28, 2013: Duarte made a motion for no change, seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct# 300022 Orig. Assmt: \$128,030  
 Mailed date: April 1, 2013

Property Owner: Nautilus Development Inc.  
 Property Location: 224 Thames Street ; PIN 168918219324  
 Board Decision March 28, 2013: The board recognizes that this is a potential 3 family rather than 4 family structure with 2 of the units currently rented. It is unfortunate that the dwelling has been allowed to deteriorate over an extended period, but the location and overall attractiveness of the house and its potential for full rental income makes it attractive to a potential buyer. Stevens made a motion for no change, was seconded by Duarte, the motion passed with a unanimous vote.  
 R2012 Acct#307989 Orig. Assmt: \$142,520  
 Mailed date: April 1, 2013

Property Owner: 217 Thames Inc. et al  
 Property Location: 227 Thames Street; PIN 168918217243  
 Board Decision March 28, 2013: This property is located on a large waterfront lot for the area and has two income producing buildings; the board determines that it is appropriately valued. Duarte made a motion for no change, was seconded by Mitchell, the motion passed with a unanimous vote.  
 R2012 Acct#300024 Orig. Assmt: \$230,370  
 Mailed date: April 1, 2013

Property Owner: Nautilus Funding Inc.  
 Property Location: 265 Thames Street; PIN 168918208943  
 Board Decision March 28, 2013: Because of the small nature of the lot there is already a -20% discount on the land. The potential for the rental units are only rated as fair with a -10% for cost and design. The Town's appraised value is deemed appropriate. Stevens made a motion for no change, and was seconded by Duarte, the motion passed with a unanimous vote.  
 R2012 Acct# 307993 Orig. Assmt: \$157,850  
 Mailed date: April 1, 2013

Property Owner: Nautilus Development Inc.  
 Property Location: 272 Thames Street; PIN 168918300817  
 Board Decision March 28, 2013: Duarte made a motion for no change, was seconded by Duarte, the motion passed with a unanimous vote.  
 R2012 Acct# 307991 Orig. Assmt: \$109,060  
 Mailed date: April 1, 2013

Property Owner: John Syragakis

Property Location: 14 School Street; PIN 168918219573

Board Decision March 28, 2013: The land is appropriately valued, the building while unusable is still standing and is listed in poor condition. Stevens made a motion for no change, the motion was seconded by Duarte and the motion passed with a unanimous vote.

R2012 Acct# 310927 Orig. Assmt: \$63,770

Mailed date: April 1, 2013

These minutes were approved as written on March 28, 2013. The motion was made by Stevens, was seconded by Mitchell, motion passed with a unanimous vote.

A motion for adjournment made by Duarte at 5:00; Mitchell seconded; all members voted in agreement.

Respectfully submitted,

Fauna Eller

Asst. Assessor

Clerk to board